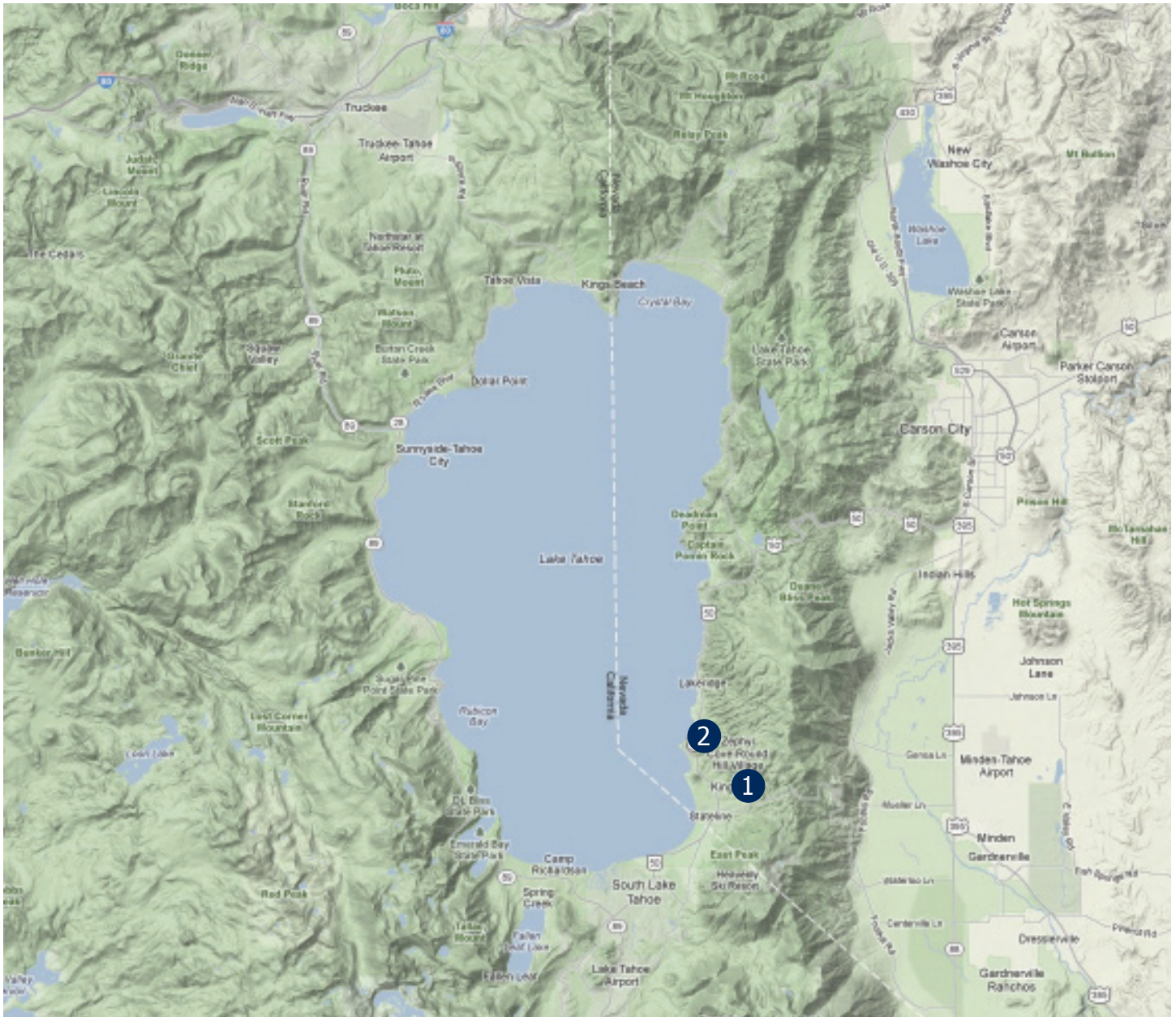


MICROMARKET REPORT | EAST SHORE LAKE TAHOE



Sierra | Sotheby's
INTERNATIONAL REALTY

EAST SHORE LAKE TAHOE NEIGHBORHOODS



1. Kingsbury Grade
2. Glenbrook

EAST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

SINGLE FAMILY LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$3,500,000	\$5,022,500	44%
Average Price	\$5,692,625	\$5,157,230	-9%
Average Days on Market	272	287	6%
Highest Price	\$20,900,000	\$7,250,000	-65%
Lowest Price	\$2,630,000	\$3,950,000	50%
Properties Sold	8	10	25%
% Sold Price to Original List Price	89%	94%	6%

SINGLE FAMILY NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$625,000	\$625,000	0%
Average Price	\$937,226	\$854,841	-9%
Average Days on Market	174	150	-14%
Highest Price	\$5,880,000	\$5,000,000	-15%
Lowest Price	\$210,000	\$295,000	40%
Properties Sold	101	83	-18%
% Sold Price to Original List Price	94%	95%	1%

CONDO LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$2,962,500	\$1,132,500	-62%
Average Price	\$2,267,500	\$1,132,500	-50%
Average Days on Market	395	239	-39%
Highest Price	\$3,100,000	\$1,255,000	-60%
Lowest Price	\$740,000	\$1,010,000	36%
Properties Sold	3	2	-33%
% Sold Price to Original List Price	89%	95%	6%

CONDO NON-LAKEFRONT

January through September

	2013	2014	% Change
Median Price	\$265,000	\$310,000	17%
Average Price	\$314,395	\$411,150	31%
Average Days on Market	191	141	-26%
Highest Price	\$1,150,000	\$2,465,000	114%
Lowest Price	\$98,000	\$126,500	29%
Properties Sold	68	57	-16%
% Sold Price to Original List Price	95%	95%	0%

EAST SHORE LAKE TAHOE MARKET | MARKETS BY AREA

GLENBROOK ALL PROPERTIES

January through September

	2013	2014	% Change
Median Price	\$1,400,000 ...	\$1,350,000	-4%
Average Price	\$1,975,866 ...	\$1,930,000	-2%
Average Days on Market	302	292	-3%
Highest Price	\$5,880,000 ...	\$5,000,000	-15%
Lowest Price	\$603,000	\$980,000	63%
Properties Sold	15	11	-27%
% Sold Price to Original List Price	94%	97%	3%

MICROMARKET REPORT | EAST SHORE LAKE TAHOE

SQUAW VALLEY

1750 Village East Road #63B
Olympic Valley, CA 96146
(530) 581-1800
info@sierrasothebysrealty.com

INCLINE VILLAGE

570 Lakeshore Blvd.
Incline Village, NV 89451
(775) 832-4900
info@sierrasothebysrealty.com

SOUTH LAKE TAHOE

2247 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150
(530) 494-7600
info@sierrasothebysrealty.com

ZEPHYR COVE

210 Elks Point Road, Suite 102
P.O. Box #1370
Zephyr Cove, NV 89448
(775) 588-7710
info@sierrasothebysrealty.com

TRUCKEE TAHOE DONNER

11382 Northwoods Blvd.
Truckee, CA 96161
(530) 587-3505
info@sierrasothebysrealty.com

WESTGATE

11425 Donner Pass Road
Truckee, CA 96161
(530) 582-6111
info@sierrasothebysrealty.com

